THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057794

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $108,400.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2016.

Notary Public
My Commission Expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160054434 DEEDWARR
Recvd: 06/27/16 09:27 2 pgs
Fees:13.00 Taxes:401.08
20160627-0065120

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Delinda Vogel	New Owner	Tax Parcel ID No.
120 Timber Drive North		108-07-0B-020.00 CO
Nashville TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Marie King** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Delinda Vogel**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 20 in Building B , on the Horizontal Property Regime for Timber Lake Condominium, as recorded in the Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to AMY MARIE KING, by deed from BETHEL BINKLEY and BRANDY LEEANN WYMER, of record in Instrument No. 20070501-0051738 , dated April 25, 2007 , and Affidavit of record in Instrument No. 20070514-0057344, said Register's Office.
Blake Ford joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 108-07-0B-020.00 CO .

Davidson County taxes for 2015, Map-Par. 108-07-0B-020.00 CO, $795.59, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 219, said Register's Office.

Master Deed of record in Book 6549, page 475, Book 6561, page 141, Book 7153, page 617 and Appointment of Successor Trustee of record in Book 8504, page 609, said Register's Office.

Easement for Television Cable of record in Book 6587, page 204, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, page 80, said Register's Office.

Conveyance of Water Line of record in Book 7097, page 120, said Register's Office.

Conveyance of Sewer Line of record in Book 7097, page 154, said Register's Office.

This is improved property located at 120 Timber Drive North Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2016.

Amy Marie King

Blake Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Marie King and Blake Ford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017